Unit 17, Roseland Business Park | Long Bennington | Newark | NG23 5FF

Small workshop/garage unit available to rent on flexible lease terms

75.63m²
(815ft²)

- Small workshop/garage
- Lighting and electricity
- Good outdoor space
- 24 hour on-site security
- Rent - £5,250 per annum
- Rent - £100 per week



TO LET

Location | Gallery | Contact

FHP
fhp.co.uk

Location

Set just off the A1 at Long Bennington and directly accessed from the A1 by a private road but also with additional access from Normanton Lane, the site offers 24 hour manned security with terrific access to the national road network.

The estate has 24 hour security and 24 hour access with a private approach direct from the A1.

Description

The unit consists of a small workshop/garage unit with the following specification:

- Length/width – 13.7m x 5.5m
- Eaves height of 2.2m rising to the apex at 3.1m
- Lighting throughout
- Two brick storage rooms
- Large double doors
- Solid concrete floors
- Electricity via a sub-meter
- Wind and watertight













Floor Areas

From measurements taken on site we calculate the following Gross Internal Area:

75.63m² (815ft²)

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements)

Rent

The property is available on a new lease for a term to be agreed and we are quoting a rent of:

£5,250 per annum

Rateable Value

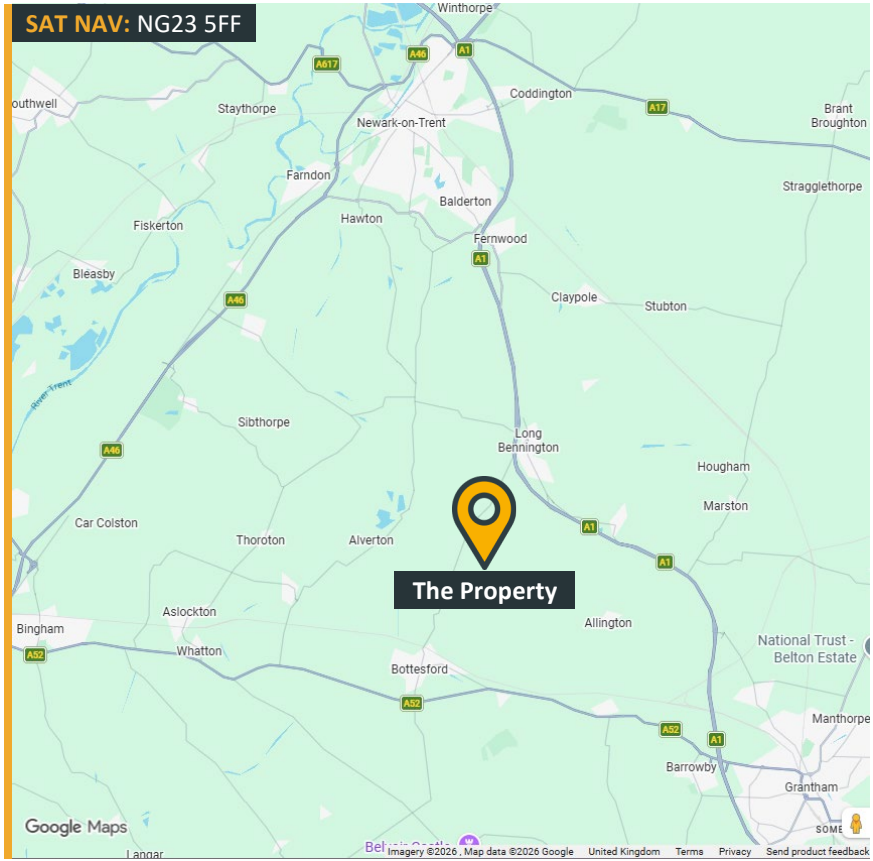
From enquiries of the Valuation Office website we understand the following:

Rateable Value from April 2026: **£3,850**

Business rates are payable by the tenant. The unit will qualify for small business rates relief however, tenants are to make their own enquiries of South Kesteven District Council.

EPC

The EPC rating for the building is B-40.



VAT

VAT applies to rent and other payments due under the lease.

Service Charge

A nominal service charge will be levied upon the ingoing occupier for contribution towards the upkeep and maintenance of the common parts of the estate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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02/11/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.